

SINGLE DRIVE THRU | PRIME CORNER LOCATION | OWNERSHIP INCENTIVES AVAILABLE

Colliers



FOR SALE OR LEASE

48 Robertson Blvd., Chowchilla, CA

Freestanding Medical & Retail Redevelopment Opportunity

SHOWINGS BY APPOINTMENT ONLY

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SINGLE DRIVE-THRU

Existing drive-thru
enhancing tenant flexibility



65+ PARKING STALLS

On-site for customers
and staff



COMMERCIAL CORRIDOR

Prime corner location at
Robertson & Front



HIGHWAY ACCESS

Less than one mile from
Highway 99



Redevelopment Opportunity

Colliers | Fresno is pleased to present this redevelopment opportunity for sale or lease. Located at the corner of Robertson Blvd. and Front Street in Chowchilla, CA, this approximate 17,340 SF freestanding retail building sits on a 1.6-acre parcel with excellent street visibility and ample parking. The site includes a drive-thru, monument signage, and great ingress/egress opportunities. This property is an ideal owner-user or investment opportunity with strategic access to regional trade and retail corridors.



PROPERTY HIGHLIGHTS:

- Situated on Robertson Blvd. - the main arterial through the city of Chowchilla
- Easy access to Highway 99 via east on Robertson Blvd
- Chowchilla's small-town charm and rich history offers residents a high quality of living along with larger-city amenities
- Premier corner opportunity with high visibility

Property Specifics

Property Summary

Property Address:

48 Robertson Blvd
Chowchilla, California

Site Area:

±1.6 Acres

Total Building Area:

±17,340 SF

Year Built:

2012

Zoning:

Retail Commercial

APN:

001-136-018-000

Building Tenancy:

Single-tenant

Asking Price:

Contact Broker*

Parking Ratio:

3.78 / 1,000 SF

Lease Rate:

Contact Broker*

Parking:

Approximately 68 parking stalls on Rite Aids parcel, with several designated handicapped

Key Highlights:

- Prime visibility on Chowchilla's busiest retail boulevard
- Flexible commercial site with exceptional ingress/egress points
- Established retail corridor offering strong customer draw and signage exposure
- Drive-thru infrastructure in place
- Ideal for urgent care, discount retail, pharmacy, or specialty grocery



Pricing & Financial Summary

Property	Former Rite Aid
Property Address	48 Robertson Blvd, Chowchilla, CA
Property Location	Robertson Blvd and First Street
Property Size	±1.6 Acres
Asking Price	Contact Brokers
Lease Rate	Contact Brokers

Flexible Deal Structure Opportunity

Ownership is prepared to structure a transaction to meet tenant or buyer needs:

- Rent abatement
- Flexible lease terms
- Potential building demising (if required)
- Aggressive pricing for sale or lease

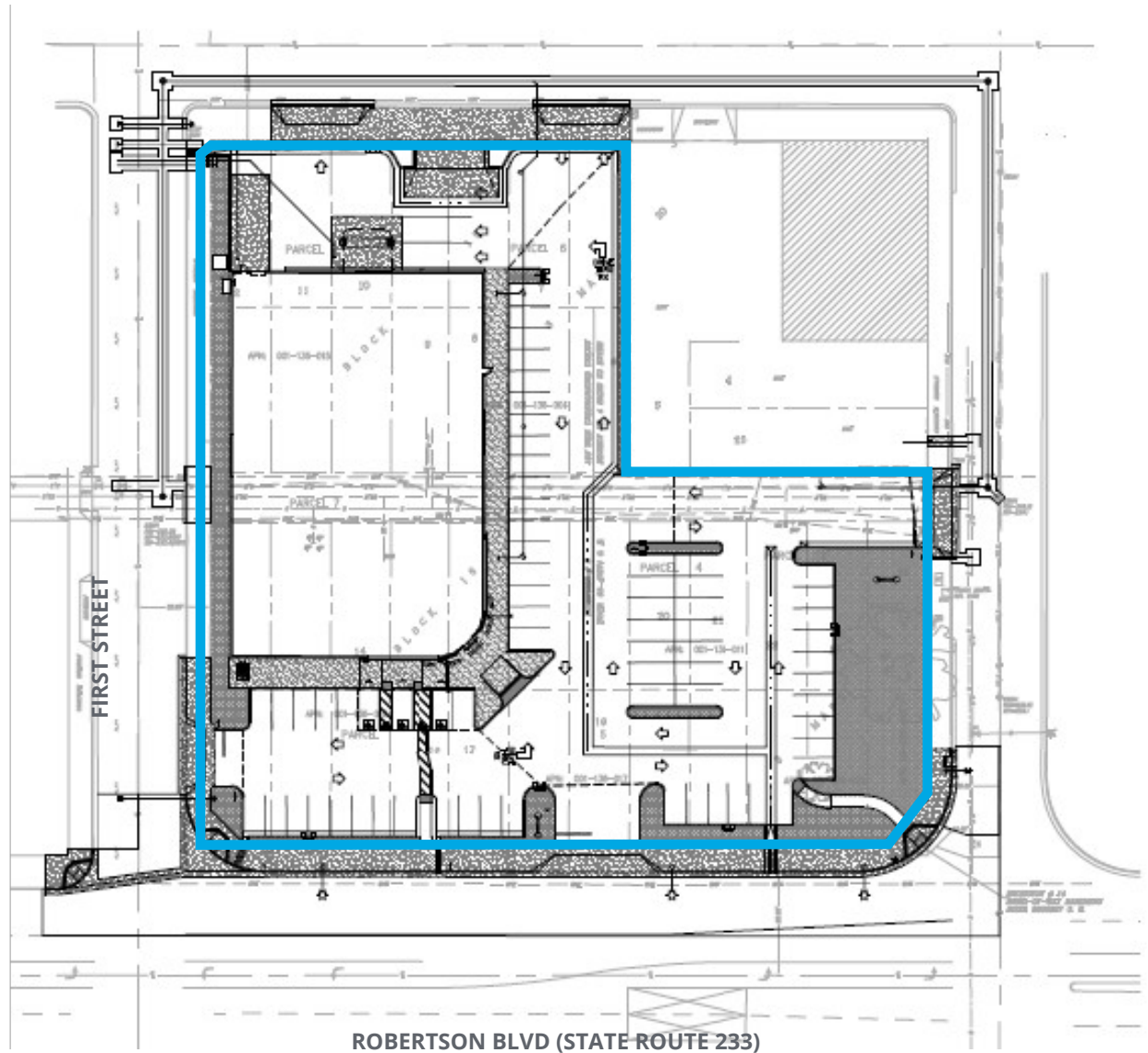
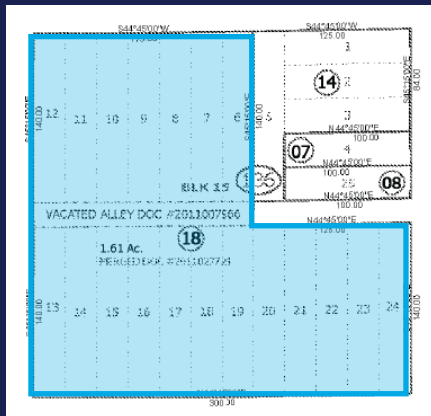
[Click below for Property Video](#)

Site Plan

48 Robertson Blvd.
Chowchilla, CA

Available:

±17,340 SF



For Sale or Lease

Redevelopment Opportunity

48 Robertson Blvd.

Chowchilla, California



Retail Competition Aerial

Subject Property



7

1

6

Merle Fuller Elementary

Robertson Blvd

Wilson Middle School

Chowchilla High School

5

Chowchilla Fair Grounds

Chowchilla Airport

8

RESIDENTIAL PROJECTS

1. Orchard View | 203 Lots
2. Maple Meadows | 81 Units
3. Montgomery Farms | 91 Lots
4. Rancho Calera | 2030 Lot Plan
5. Alameda Townhomes | 16 Units
6. Woodcrest | 176 Lots
7. Eastman Ranch | 260 Lots
8. Legacy | 609 Lots

City of Merced:
±18.3 Miles

City of Madera:
±16.5 Miles

N

Local Area Overview | Demographics

Chowchilla, California, is a small but strategically located city in Madera County, situated along California State Route 99 in the heart of the Central Valley. With a population of roughly 19,000, the city offers a balance of affordability, accessibility, and community-oriented living. Chowchilla benefits from strong regional connectivity, with easy access to larger markets such as Fresno and Merced, making it an appealing location for commercial investment and retail development. The main commercial corridor along Robertson Boulevard (State Route 233) provides high visibility and traffic exposure, making it ideal for businesses seeking to capture local and regional customers.

The city's economic base includes agriculture, distribution, and retail services, with opportunities for redevelopment and new commercial projects. Recent city planning efforts emphasize growth, mixed-use development, and revitalization of underutilized areas, supporting a business-friendly environment. With lower costs compared to major California markets, available land for development, and supportive city infrastructure,



Key Demographic Facts



Population:



of Households:

6,849

5-year Projections (10 Mile Radius)

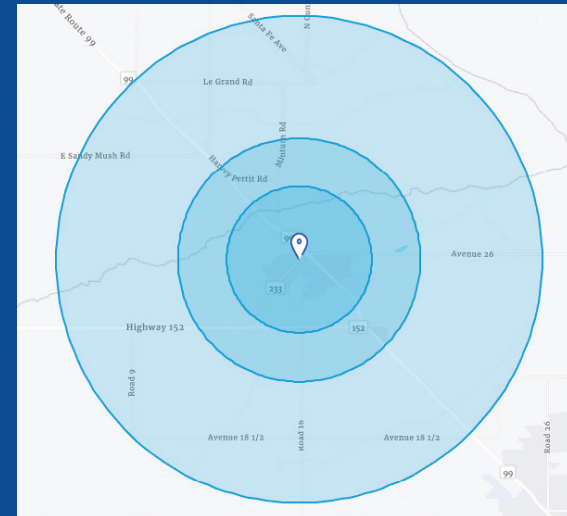


Avg Household Income:

\$88,858



Avg Home Value:



Demographics within 3, 5 and 10 Miles from Subject Property

Demographic Information Source: esri

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Demographic Executive Summary

Population Summary

In the identified area, the current year population is 13,971. The 2010 Census population count in the area was 12,239, and 13,990 in 2020, a 1.4% annual growth rate. The rate of growth since 2020 was -0.0% annually. The five-year projection for the population in the area is 14,457 representing a change of 0.7% annually. Currently, the population is 49.3% male and 50.7% female. The median age in this area is 33.5, compared to U.S. median age of 39.6.

Household Summary

The household count in this area has changed from 4,442 in 2020 to 4,512 in the current year, a change of 0.26% annually. The five-year projection of households is 4,703, a change of 0.83% annually from the current year total. Average household size is currently 3.08, compared to 3.13 in the year 2020. The number of families in the current year is 3,382 in the specified area.

Income Summary

Current median household income is \$64,297 in the area, compared to \$81,624 for all U.S. households. Median household income is projected to be \$71,376 in five years, compared to \$92,476 for all U.S. households.

Current average household income is \$81,294 in this area, compared to \$116,179 for all U.S. households. Average household income is projected to be \$90,220 in five years, compared to \$128,612 for all U.S. households.

Current per capita income is \$26,339 in the area, compared to the U.S. per capita income of \$45,360. The per capita income is projected to be \$29,442 in five years, compared to \$50,744 for all U.S. households.

Housing Summary

Currently 55.1% of the 4,747 housing units in the area are owner occupied; 44.9% renter occupied; and 5.0% are vacant. 64.2% of the housing units in the US are owner occupied; 35.8% are renter occupied; and 9.8% are vacant. In 2010, there were 4,433 housing units in the area - 47.6% owner occupied, 40.9% renter occupied, and 11.5% vacant. The annual rate of change in housing units since 2020 is 0.4%. Median home value in the area is \$361,280, compared to a median home value of \$370,578 for the U.S. In five years, median home value in the area is projected to change to \$410,863, compared to a median home value of \$440,921 in the US.

	3 Mile	5 Miles	10 Miles
Population			
2025 Population	13,971	15,673	26,486
2030 Population	14,457	16,240	27,148
2010 - 2020 Annual Rate	1.28%	1.11	0.65
2020 - 2025 Annual Rate	0.26%	0.27%	0.19%
2025 - 2030 Annual Rate	0.83%	0.85%	0.76%
2025 Male Population	49.3%	49.4%	50.5%
2025 Female Population	50.7%	50.6%	49.5%
2025 Median Age	33.5	33.8	36.6
Households			
2025 Wealth Index	59	58	57
2010 Households	3,921	4,424	6,121
2020 Households	4,451	4,941	6,530
2025 Households	4,512	5,012	6,595
2030 Households	4,703	5,229	6,849
2010 - 2020 Annual Change	1.28%	1.11%	0.65%
2020 - 2025 Annual Change	0.26%	0.27%	0.19%
2025 - 2030 Annual Change	0.83%	0.85%	0.76%
2025 Average Household Size	3.08	3.09	3.16
Income			
2025 Median Household Income	\$64,297	\$63,474	\$61,740
2030 Median Household Income	\$71,376	\$70,854	\$69,265
2025 - 2030 Annual Change	2.11%	2.22%	2.33%
2025 Average Household Income	\$81,294	\$80,489	\$79,889
2025 - 2030 Annual Change	2.11%	2.09%	2.15%
2025 Per Capita Income	\$26,339	\$25,707	\$21,757
2030 Per Capita Income	\$29,442	\$28,694	\$24,227
2025 - 2030 Annual Change	2.25%	2.22%	2.17%
Housing			
2010 Total Housing Units	4,433	5,010	6,880
Owner Occupied Units	2,108	2,391	3,339
Renter Occupied Units	1,813	2,034	2,781
Vacant Units	512	586	759
2025 Total Housing Units	4,747	5,300	7,000
Owner Occupied Units	2,485	2,755	3,606

Confidentiality & Disclaimer Agreement



Accelerating success.

48 Robertson Blvd. | Chowchilla, California

To whom it may concern

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- You will not directly or indirectly, disclose or permit anyone else to disclose this Offering Memorandum or its contents in any fashion or manner detrimental to the interest of the Seller;

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written agreement for the purchase and sale of the Property has been fully executed and delivered.

If you wish not to pursue negotiations leading to the acquisition of **48 Robertson Blvd., Chowchilla, CA** or in the future you discontinue such negotiations, then you agree to purge all materials relating to this Property including this Offering Memorandum.

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